

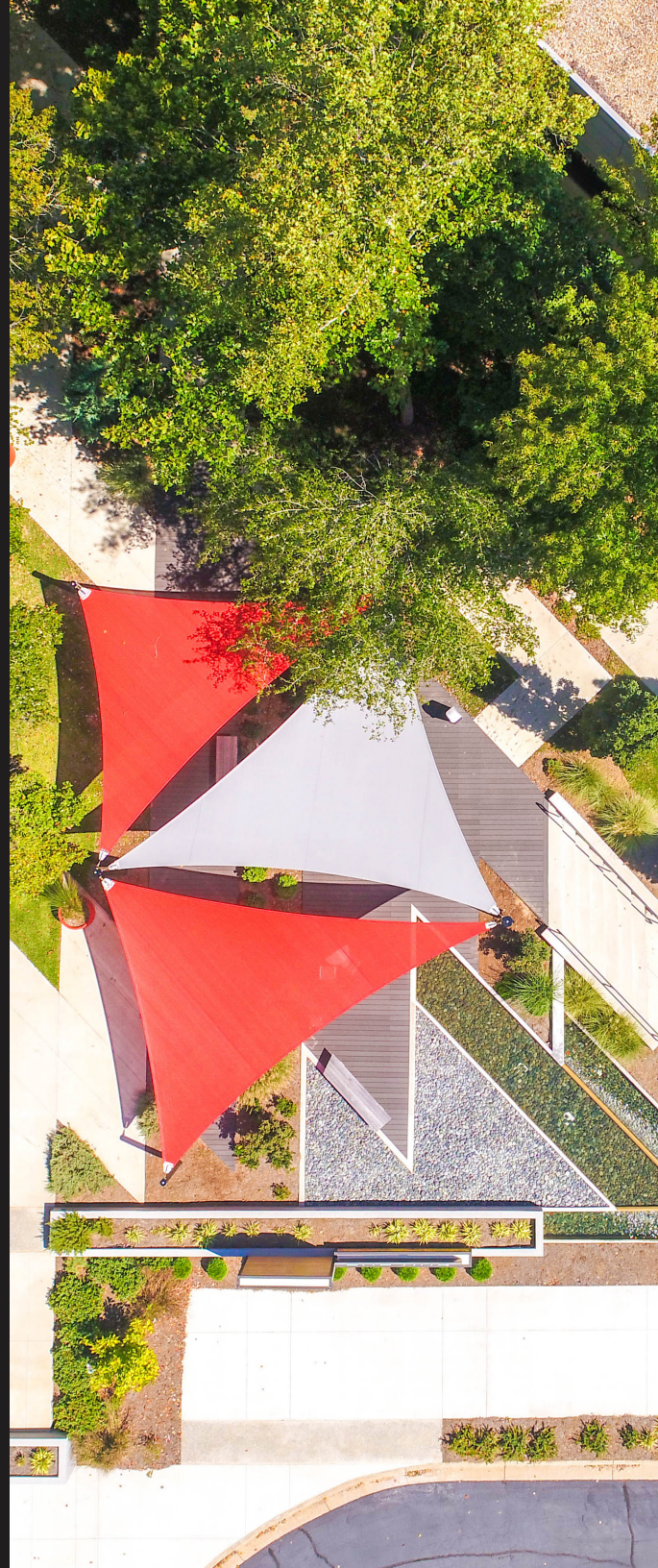


THE HUB

AT PEACHTREE CORNERS

3567 & 3577 Parkway Lane - 30092





COLLABORATION. CONNECTION. WELLNESS. PRODUCTIVITY.

We've engineered The Hub at Peachtree Corners to offer an optimal tenant experience while promoting innovation. In addition to the more than 42,000 people who call Peachtree Corners home, the city is the headquarters of numerous technology, engineering and life sciences companies.



Efficient floor plates
(27,000 - 33,000 RSF)



Outdoor lobby with high-speed WiFi and fiber optic infrastructure



Renovated loft office lobbies and upgraded restrooms featuring modern finishes



On-site parking at 4.5:1,000+



Exclusive tenant patios on select suites

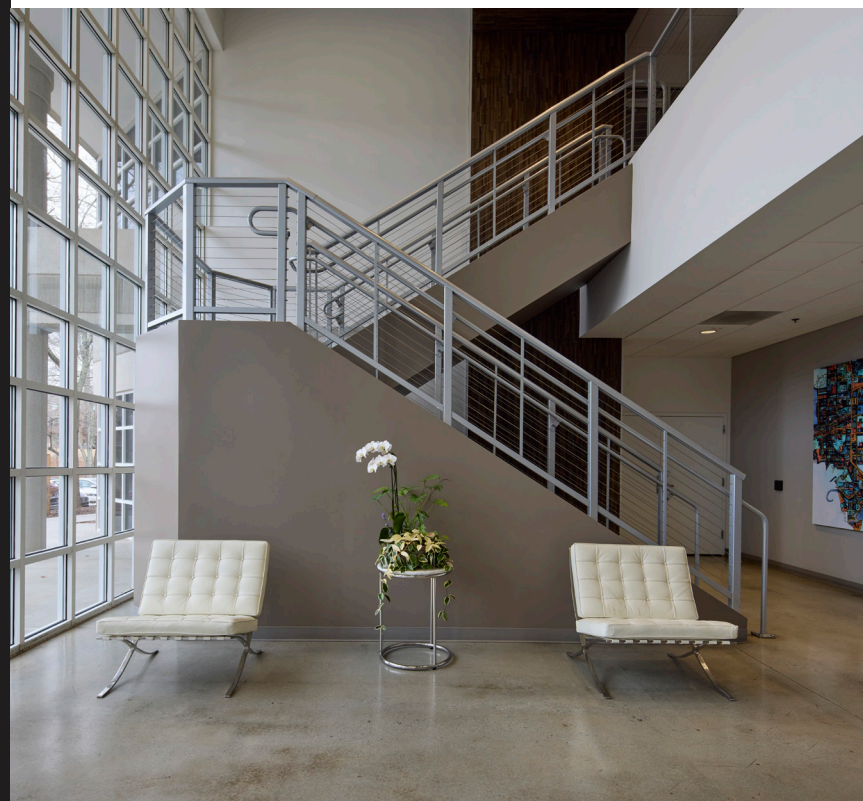
Be the one who stands out from the crowd. Choose The Hub at Peachtree Corners' exclusive loft office project and make a statement with your unique and stylish workspace.





LOBBY EXPERIENCE

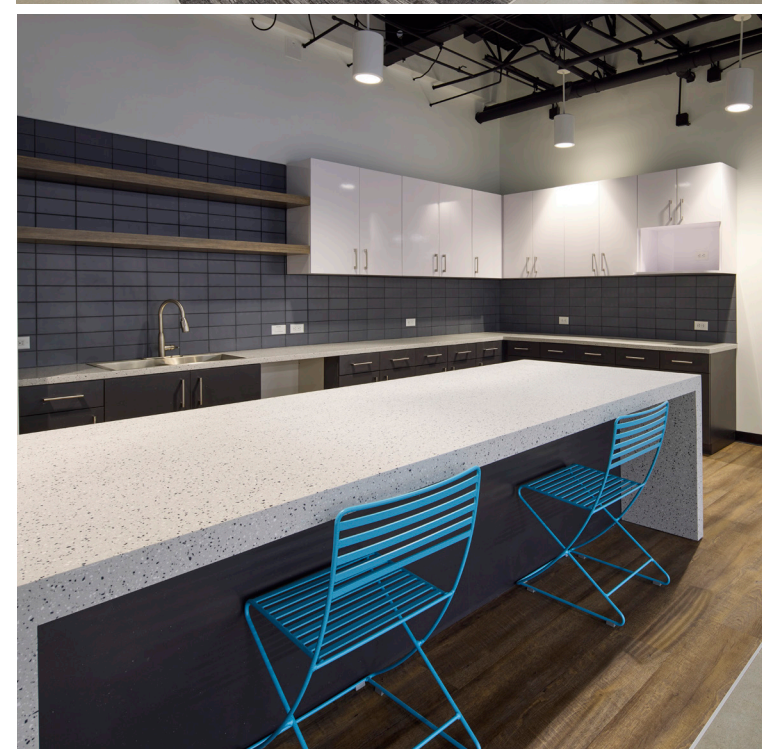
The outdoor lobby at The Hub at Peachtree Corners is the perfect space for everything. It offers a variety of seating setups, high-speed WiFi, and game areas, and greets employees, visitors, and clients with clean, modern finishes. Both buildings also feature light-filled interior lobbies with grand staircases.



YOUR OFFICE

- 01** 3567 Building: Approx. 65,000 RSF
3577 Building: Approx. 55,000 RSF
- 02** Tenant spaces have direct access to exterior patios
- 03** Sizable efficient floor plates offer opportunities to build in shared lounge and break areas ideal for a collaborated and connected workspace
- 04** Get fresh inspiration in your office space with lofty 13.5 - 15.5' ceilings

Flex-use opportunity to retrofit first floor office to over 10,000 SF of warehouse, offering dock high doors and double door grade level entries for storage or assemble needs



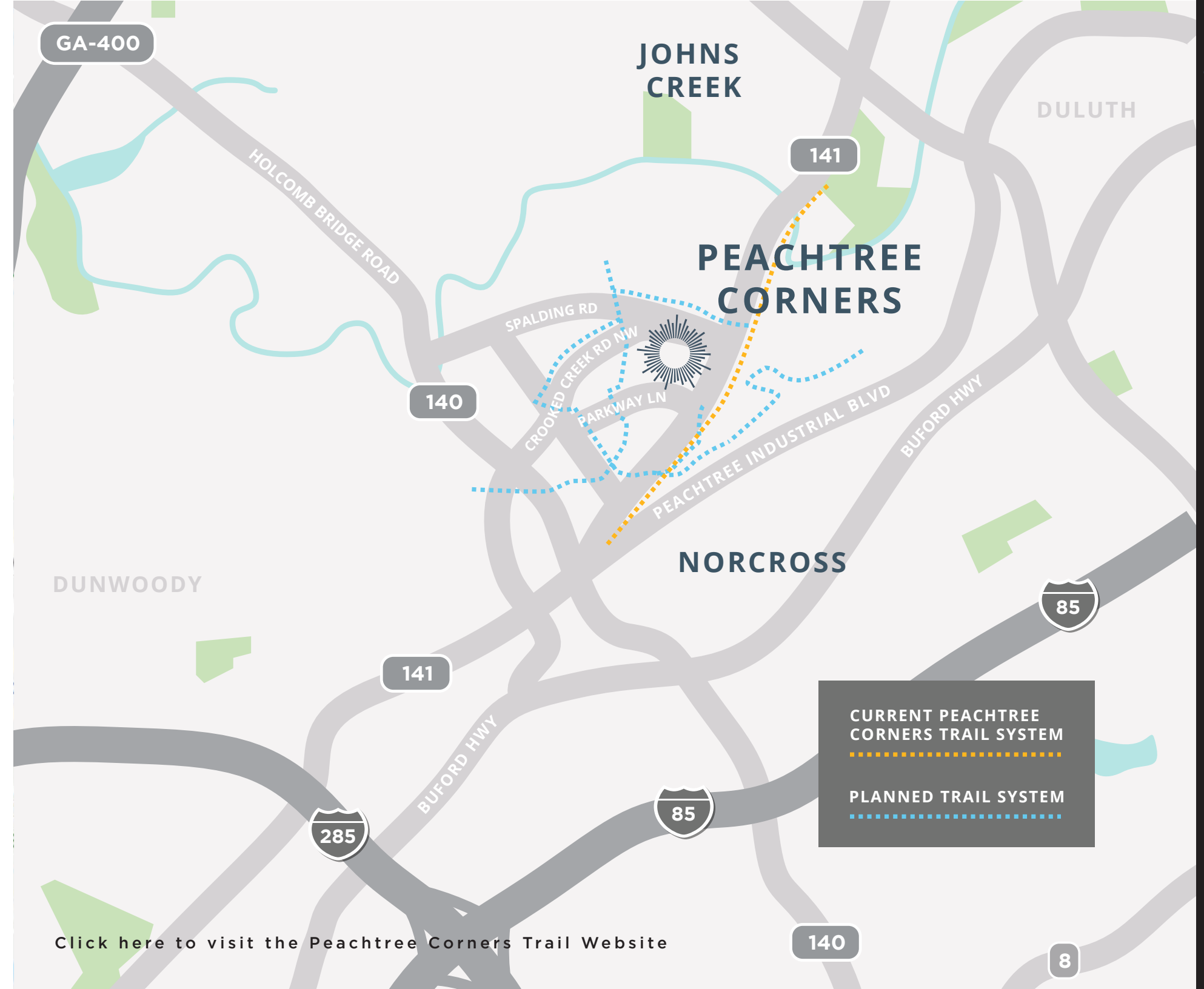
ACCESS

Effortless access from any direction makes The Hub an ideal alternative to expensive, in-town loft office. Located just off Highway 141 and 8 minutes from I-285, The Hub at Peachtree Corners is well positioned for employees living in the area and commuters alike.



Drive Times

- 15 Min**
 - Buckhead
 - Roswell
 - Alpharetta
 - Chamblee
 - Brookhaven
 - Dunwoody
 - Sandy Springs
- 20 Min**
 - Roswell
 - Alpharetta
- 25 Min**
 - Midtown



[Click here to visit the Peachtree Corners Trail Website](#)



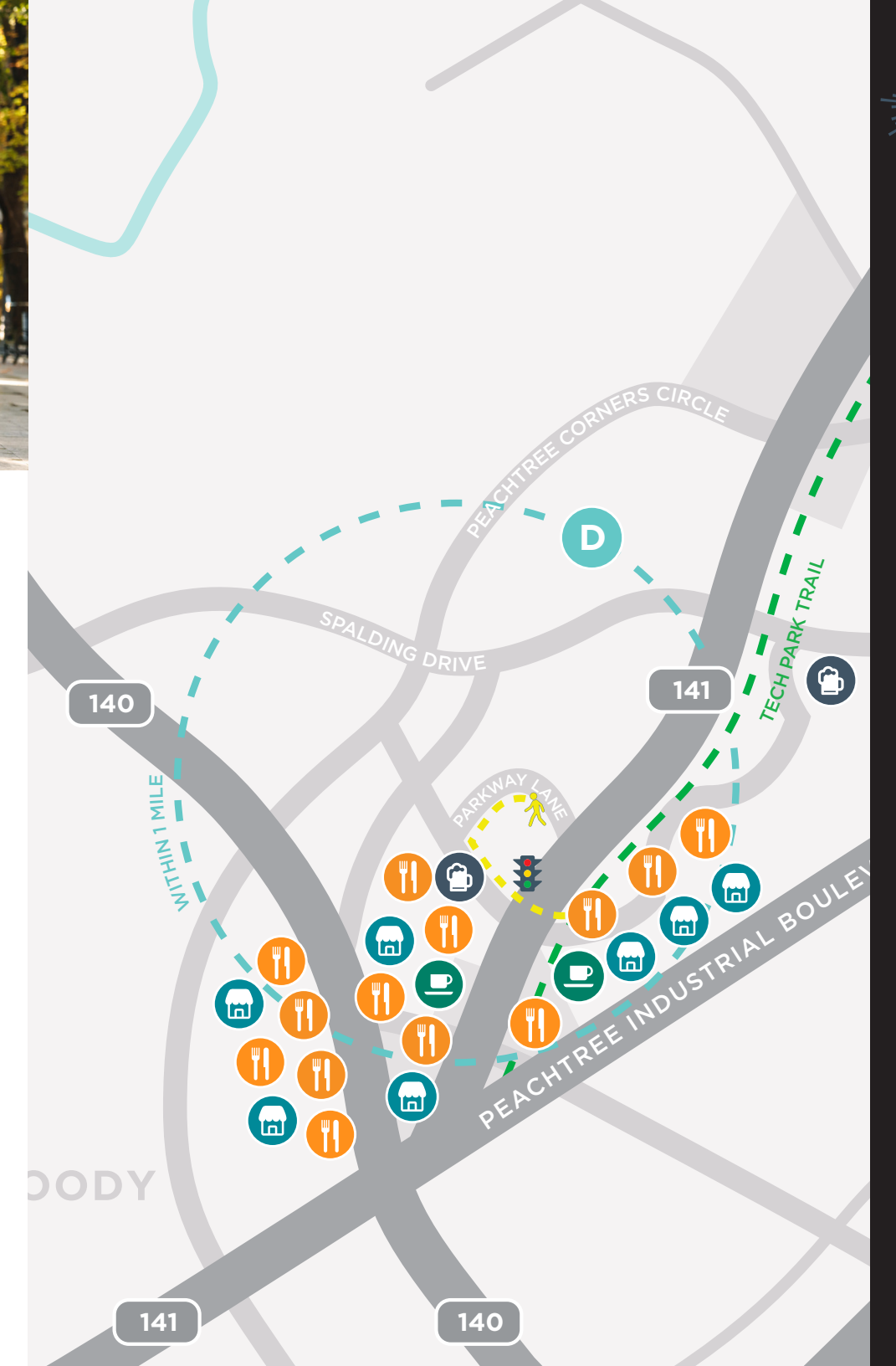
EVERYTHING YOU NEED, RIGHT AROUND THE CORNER.

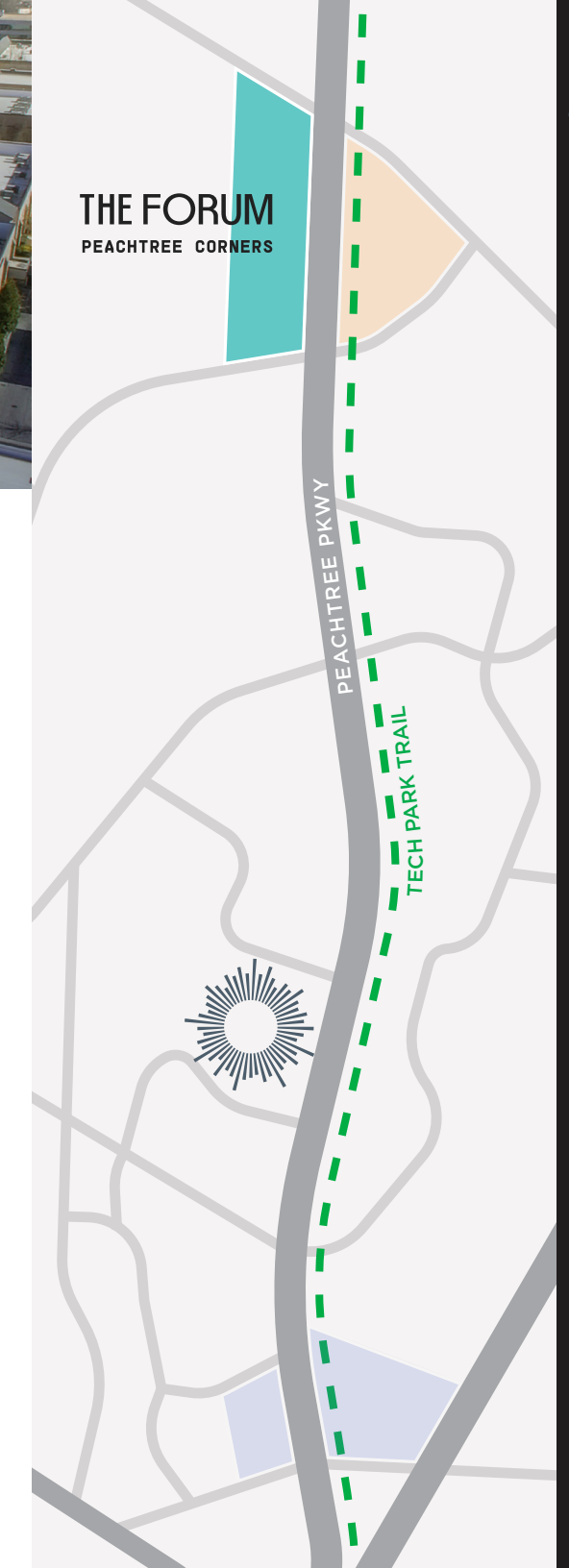
Finding the modern conveniences that help fuel your day shouldn't feel like a second job. The Hub is located near several amenity bases to easily cross chores off your to do list or grab coffee, lunch or cocktails and dinner with friends and colleagues.



Peachtree Corners, Gwinnett's largest city, is a thriving mix of new restaurants, higher-end retail, technology, and innovation. Known for its blend of modern convenience and natural beauty, this community offers a wide range of amenities.

The Hub is located near various shopping destinations and dining options. It is a hub for retail therapy and culinary delights, hosting a mix of shops, boutiques, and diverse restaurants catering to different tastes.





THE FORUM PEACHTREE CORNERS

Peachtree Corners' favorite spot for getting together and branching out, The Forum Peachtree Corners features a mix of high-end retailers, fashion boutiques, upscale restaurants and dining options, providing a refined culinary experience. Purchased by North American Properties in 2022 (the developers of Avalon in Alpharetta), The Forum Peachtree Corners is going through a transformative redevelopment with enhanced common areas, new restaurants and retailers, a food hall and future added density to include multifamily housing and a boutique hotel.

14

Restaurants

53

Retailers

POLITAN ROW
CHOPT





PEACHTREE CORNERS TOWN CENTER:

17

Restaurants

10

Retailers

This is a central hub for shopping, dining, and entertainment. It features a variety of retail stores, boutiques, and entertainment options. It's also a culinary hotspot with various restaurants and eateries catering to different tastes and preferences.



PEACHTREE PARKWAY SHOPPING PLAZA

A shopping plaza along Peachtree Parkway includes a range of stores, services, and restaurants.

10

Restaurants

6

Retailers

CRAFT BREWERIES AND COFFEE SHOPS

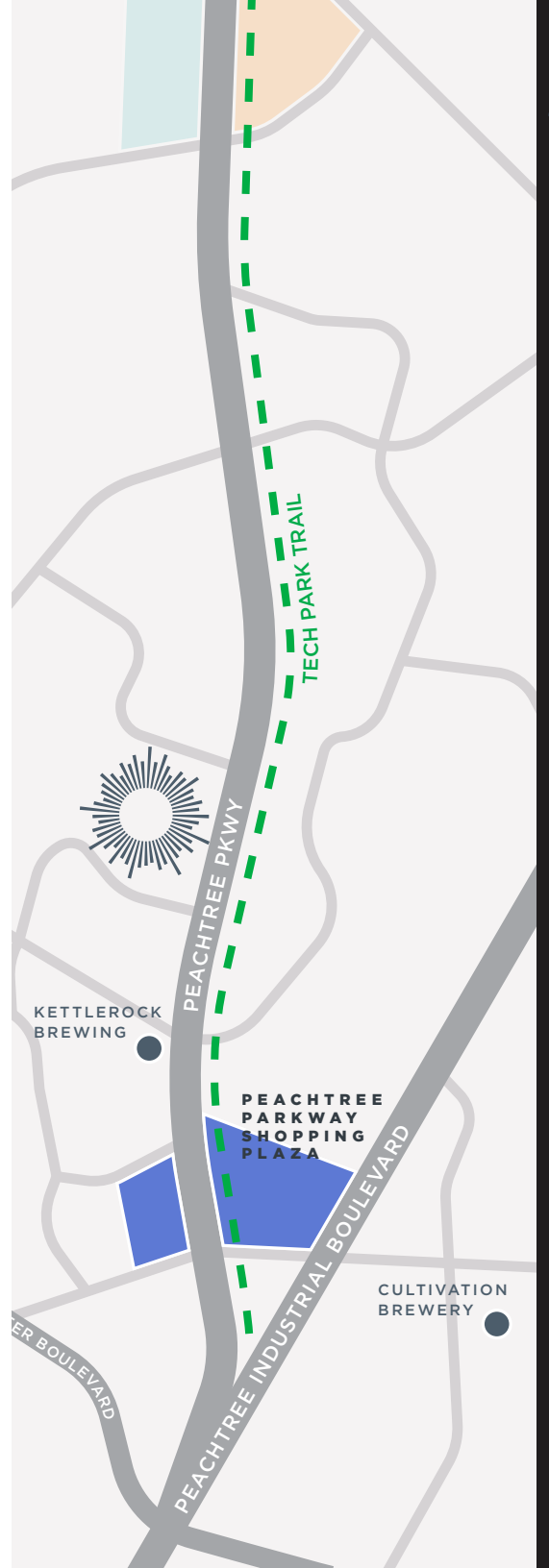
The area has craft breweries offering unique brews and a relaxed setting for beer enthusiasts. Additionally, cozy coffee shops provide a perfect environment for coffee connoisseurs and those seeking a quiet space to work or socialize.

3

Breweries

16

Coffee Shops





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